



2 Brook St

Macclesfield, SK11 6HN

TO LET - FIRST FLOOR STUDIO / OFFICE SPACE

451 sq ft
(41.90 sq m)

- SUITABLE FOR VARIOUS USES
- FLEXIBLE TERMS
- CENTRAL MACCLESFIELD LOCATION
- OPEN PLAN LAYOUT
- FLOOR TO CEILING HEIGHT 3.7M

2 Brook St, Macclesfield, SK11 6HN

Summary

Available Size	451 sq ft
Rent	£485 per month
Rateable Value	£5,200 Occupier likely eligible for 100% small business rates relief.
VAT	Applicable
Legal Fees	In-house license agreement - nil legal costs
EPC Rating	Upon enquiry

Description

The property comprises a first floor office/studio suite extending to approximately 485 sq ft, accessed via a communal staircase from Brook Street. The accommodation is predominantly open plan and would suit a range of office, studio or leisure-based occupiers.

The suite benefits from excellent floor to ceiling heights of approximately 3.7m, providing a bright and spacious working environment, together with good natural light and a dedicated sink within the demise. Shared kitchen and WC facilities are also available.

The space is available on flexible lease terms and offers a cost-effective solution for small businesses or start-ups seeking town centre accommodation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	451	41.90	Available
Total	451	41.90	

Location

The property occupies a prominent position at the corner of Brook Street and Sunderland Street, within Macclesfield town centre. The location benefits from close proximity to a range of amenities, with the Sunderland Street pay and display car park situated directly opposite.

Macclesfield railway station is within a short walk, providing regular rail services to Manchester and London. The surrounding area comprises a mix of retail, leisure and office occupiers, making it a convenient and well-connected town centre location.

Viewings

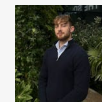
Strictly by appointment only with joint agents Hallams Property Consultants or MBRE.

Terms

The premises are available by way of a new license for a minimum term of 12 months.



Viewing & Further Information



Ed Hobson

07775 871157

ehobson@hallams.com



Anthony Howcroft

01625 262222

ahowcroft@hallams.com

